



Modern Warehouse With Trade Counter Potential 9,890 sq ft (919 sq m) **TO LET**

- 3 miles from M5 J4
- Well established, premier industrial estate
- Prominent trade counter location
- 6.2m working height
- 3 phase power
- Electrically operated roller shutter door



BIRMINGHAM

unit 7

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 0LD



DESCRIPTION

Unit 7 is a 9,890 sq ft steel portal framed industrial unit with insulated cladding, benefitting from an electronically operated loading door. The unit has a 6.2m working height and benefits from ground floor offices. Externally, the unit includes a service yard and separate dedicated car parking.

ACCOMMODATION

| Unit 7 | sq ft | sq m |
|-----------|-------|--------|
| Warehouse | 8,769 | 814.73 |
| Office | 1,121 | 104.12 |
| Total | 9,890 | 918.85 |



INDICATIVE IMAGE

BIRMINGHAM



SPECIFICATION



6.2M WORKING
HEIGHT



SECURE GATED
ESTATE



ELECTRICALLY OPERATED
ROLLER SHUTTER DOOR



3 PHASE POWER



EXTENSIVE
CAR PARKING



SELF CONTAINED
OFFICES

unit 7

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 OLD

CANMOOR

LOCATION

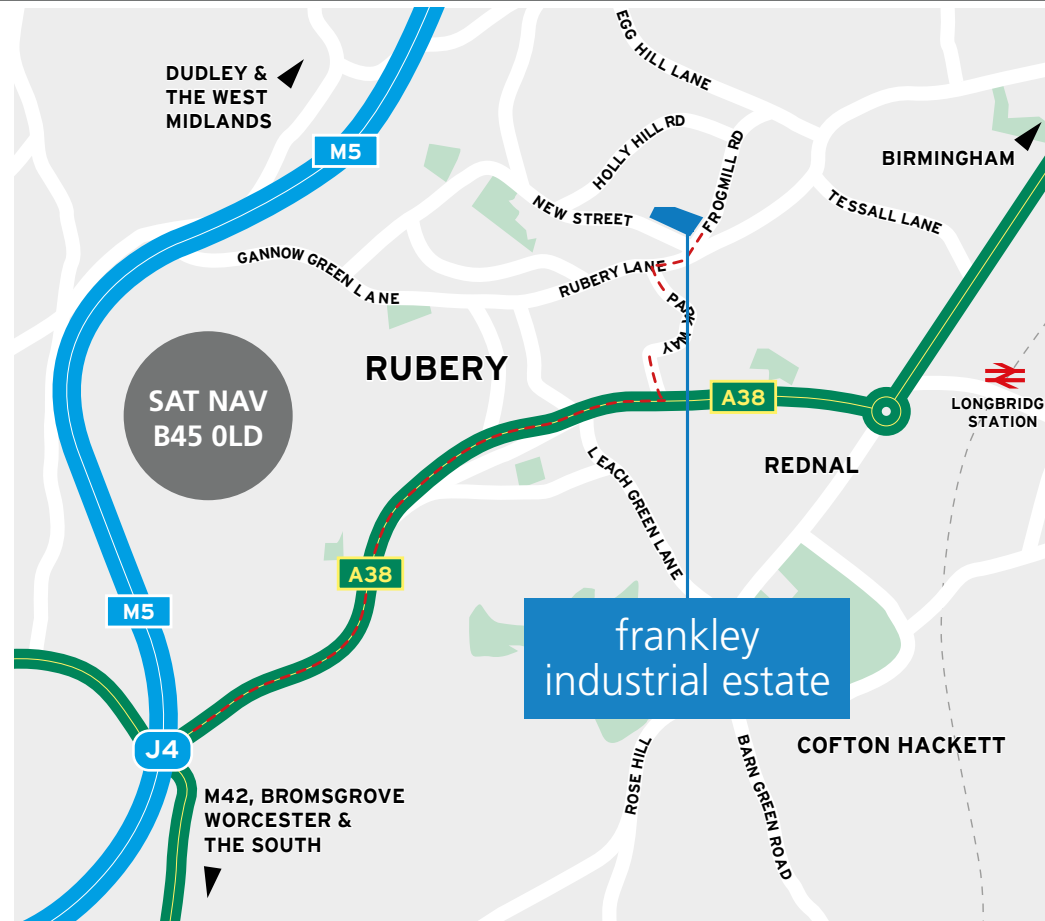
Frankley Industrial Estate is situated approximately 8.5 miles south west of Birmingham City Centre, just 3 miles north of Junction 4 of the M5, off Frogmill Road, which is approximately 0.5 miles to the north of the Rubery by-pass (A38).

The surrounding area is predominantly residential, but incorporates the mixed-use development Great Park which includes office and leisure uses.

Birmingham, the UK's second largest city, is located at the heart of the West Midlands region and strategically located 118 miles north west of London, 87 miles south of Manchester and 12 miles south east of Wolverhampton.

EPC

Available on request.



COMMUNICATIONS

| LOCATION | miles |
|--------------------------|-------|
| Longbridge Train Station | 1.9 |
| Birmingham | 8.5 |
| Redditch | 9.5 |
| Solihull | 11.5 |
| Coventry | 30 |
| London | 116 |
| ROAD | miles |
| M5 J4 | 3 |
| M42 J2 | 5.2 |
| M40 | 12 |
| M6 J6 | 19 |
| AIR | miles |
| Birmingham Airport | 26 |

FURTHER INFORMATION

For further information on available units please contact the agents:



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